

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Cascades / 90
Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 67
Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$33,700	\$158,300	\$192,000	\$210,800	91.1%	19.85%
2006 Value	\$36,100	\$170,500	\$206,600	\$210,800	98.0%	18.54%
Change	+\$2,400	+\$12,200	+\$14,600		+6.9%	-1.31%
% Change	+7.1%	+7.7%	+7.6%		+7.6%	-6.60%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -1.13% and -6.6% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2005 Value	\$50,100	\$184,600	\$234,700
2006 Value	\$54,500	\$197,500	\$252,000
Percent Change	+8.8%	+7.0%	+7.4%

Number of one to three unit residences in the Population: 282

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instant, homes in sub-area 4 and Grade 7 homes in sub-area 1 have ratios (assessed value/sales price) lower than targeted assessment level and would receive upward adjustments less than the population.

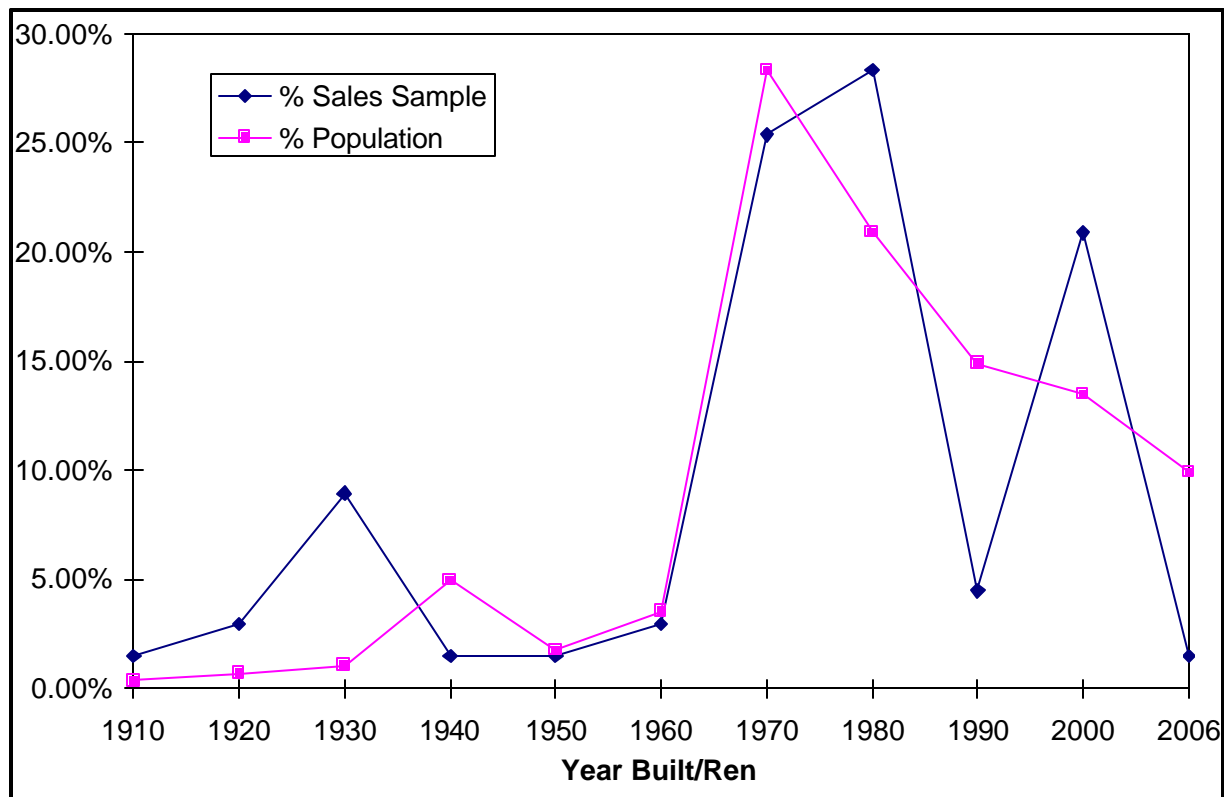
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	1.49%
1920	2	2.99%
1930	6	8.96%
1940	1	1.49%
1950	1	1.49%
1960	2	2.99%
1970	17	25.37%
1980	19	28.36%
1990	3	4.48%
2000	14	20.90%
2006	1	1.49%
	67	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.35%
1920	2	0.71%
1930	3	1.06%
1940	14	4.96%
1950	5	1.77%
1960	10	3.55%
1970	80	28.37%
1980	59	20.92%
1990	42	14.89%
2000	38	13.48%
2006	28	9.93%
	282	

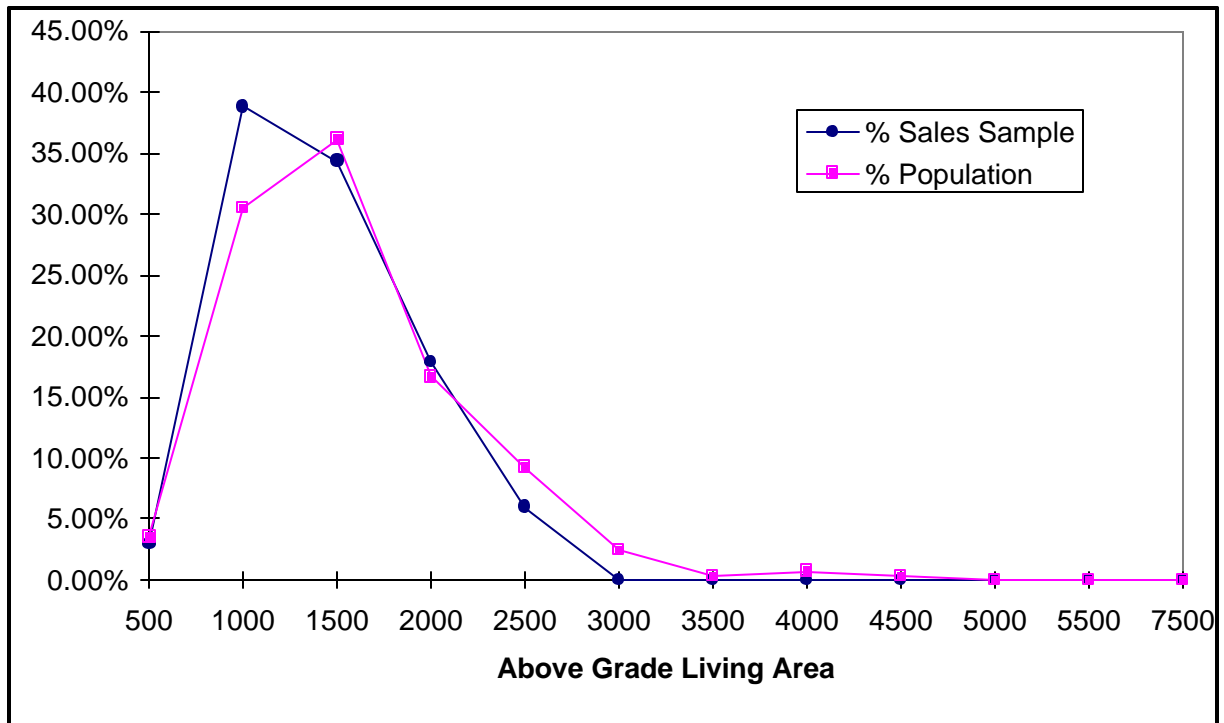


Only one sale occurred for homes newer than 2000. Only three sales occurred in the 1981 to 1990 time period. This still results in an overall statistically reliable sales sample.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	2.99%
1000	26	38.81%
1500	23	34.33%
2000	12	17.91%
2500	4	5.97%
3000	0	0.00%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	67	

Population		
AGLA	Frequency	% Population
500	10	3.55%
1000	86	30.50%
1500	102	36.17%
2000	47	16.67%
2500	26	9.22%
3000	7	2.48%
3500	1	0.35%
4000	2	0.71%
4500	1	0.35%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	282	

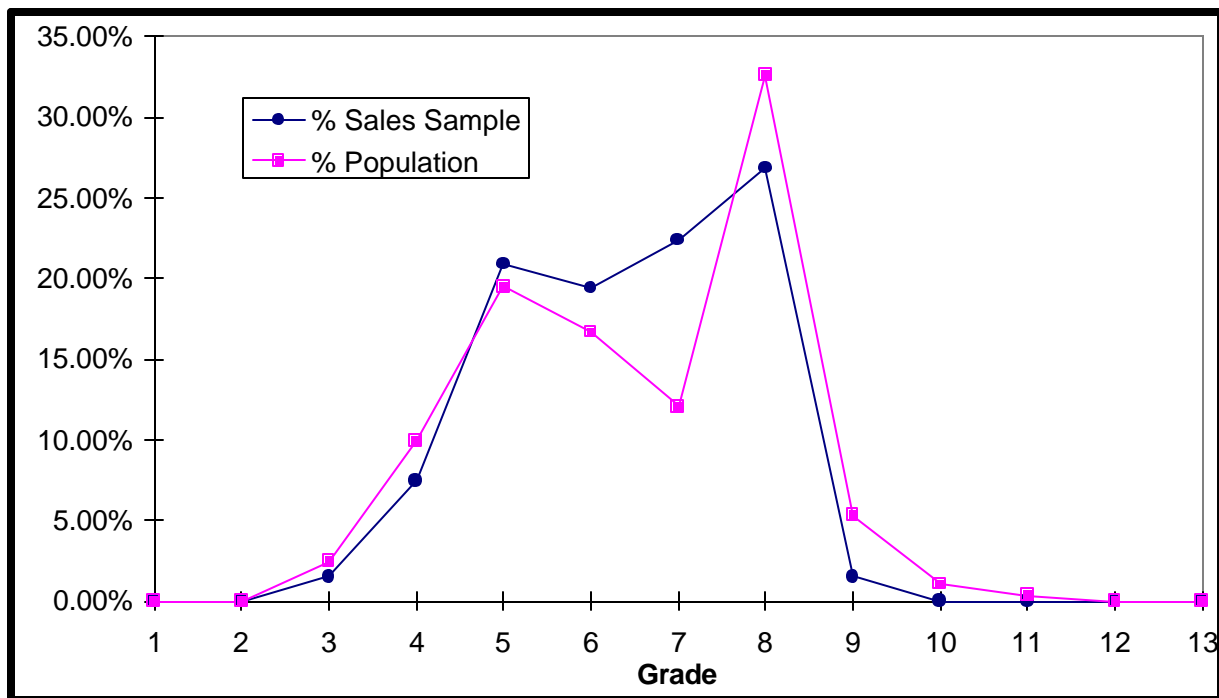


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

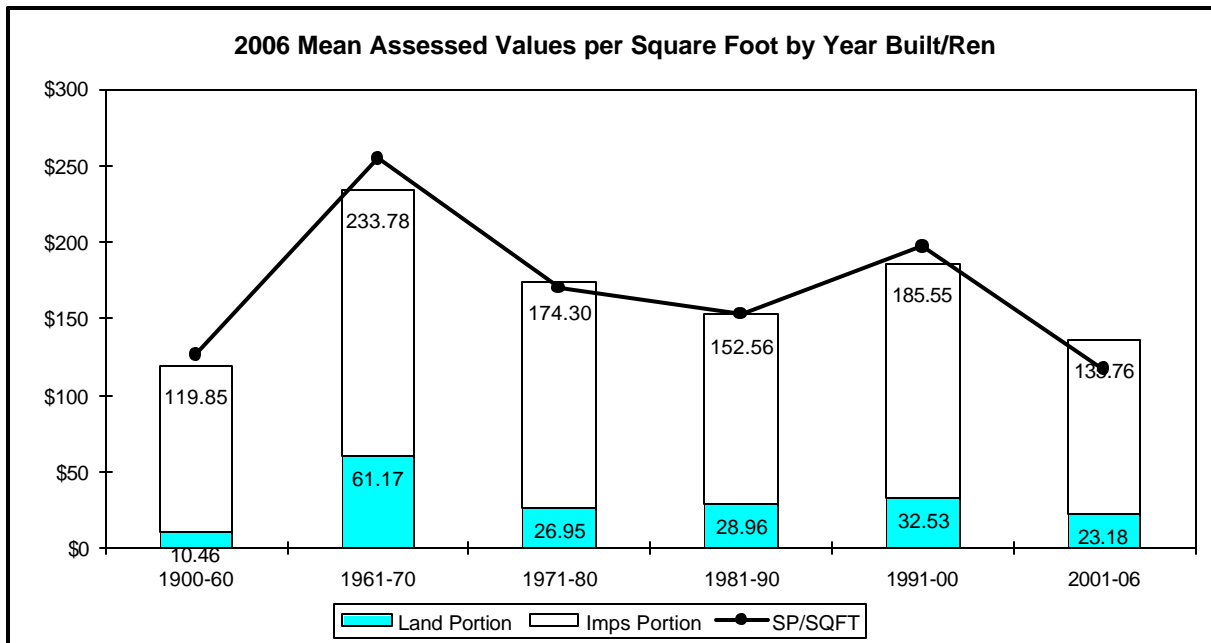
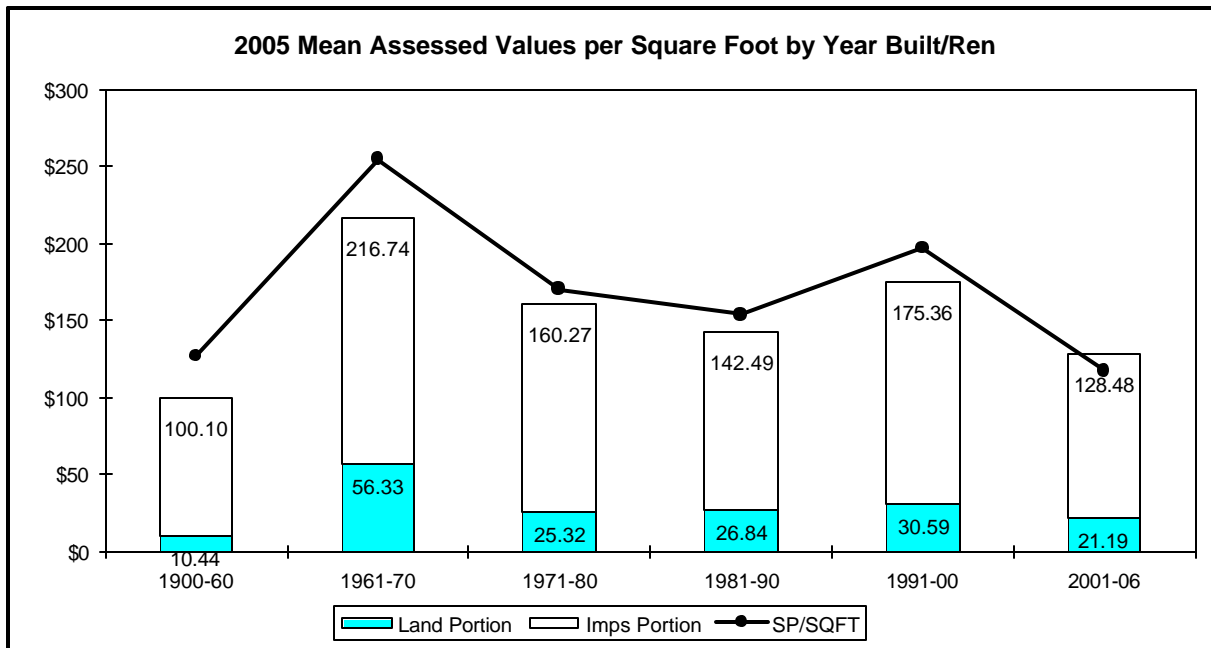
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	1	1.49%
4	5	7.46%
5	14	20.90%
6	13	19.40%
7	15	22.39%
8	18	26.87%
9	1	1.49%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
67		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	7	2.48%
4	28	9.93%
5	55	19.50%
6	47	16.67%
7	34	12.06%
8	92	32.62%
9	15	5.32%
10	3	1.06%
11	1	0.35%
12	0	0.00%
13	0	0.00%
282		



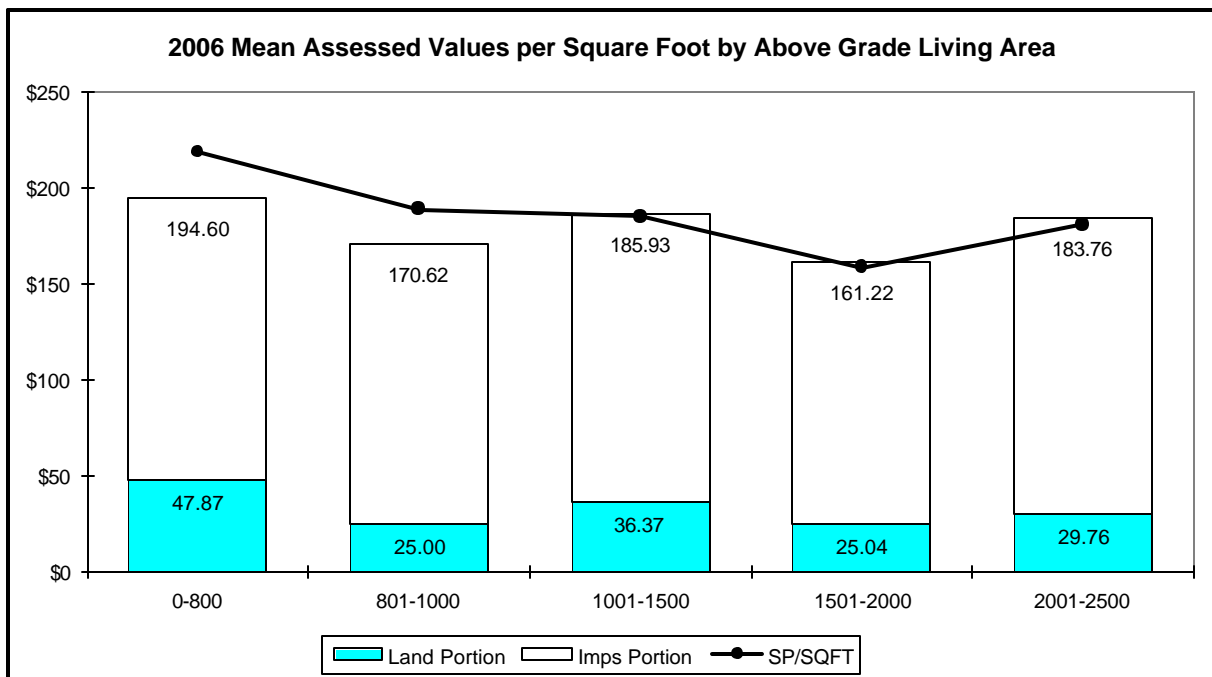
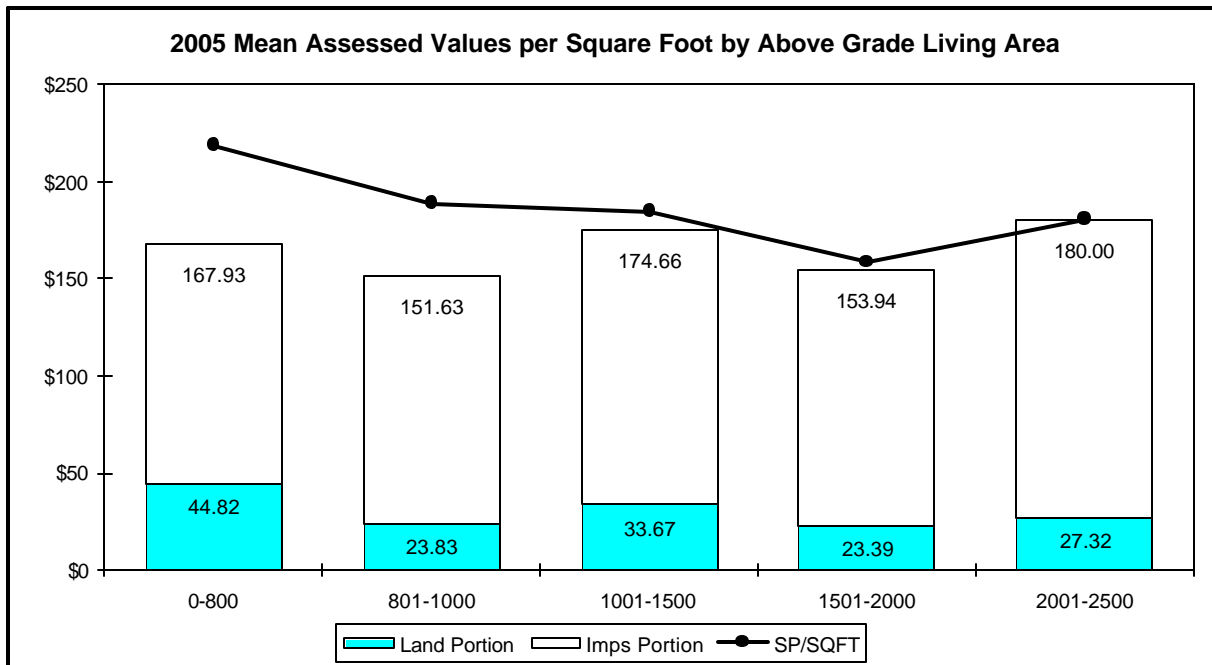
The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

Comparison of 2005 and 2006 Per Square Foot Values By Year Built / Renovated



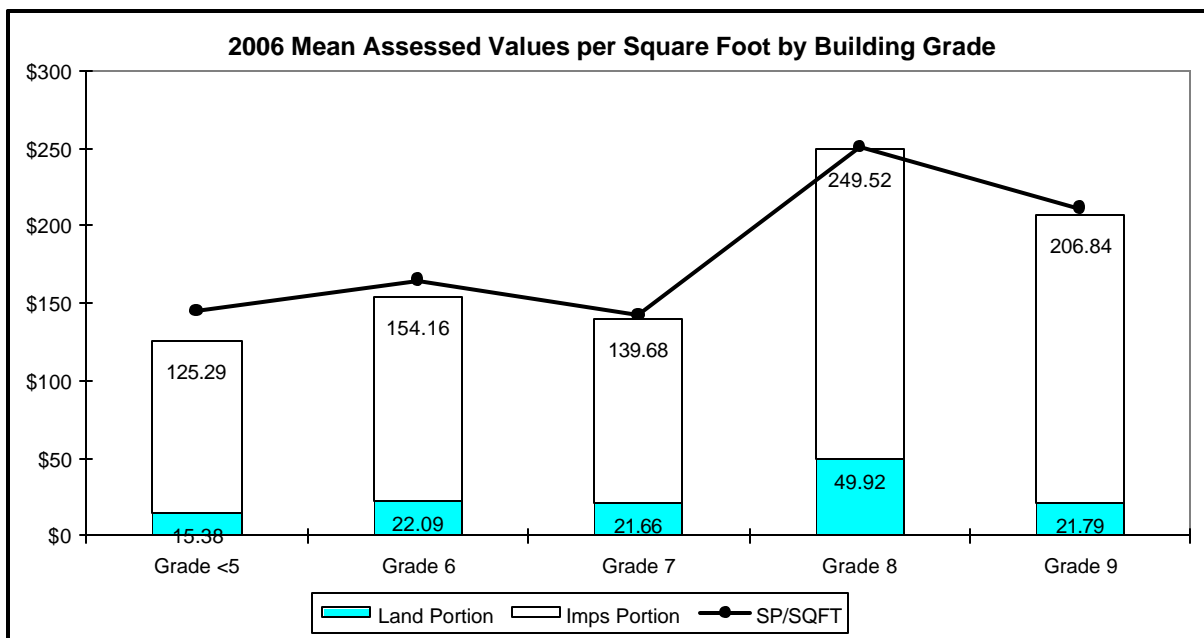
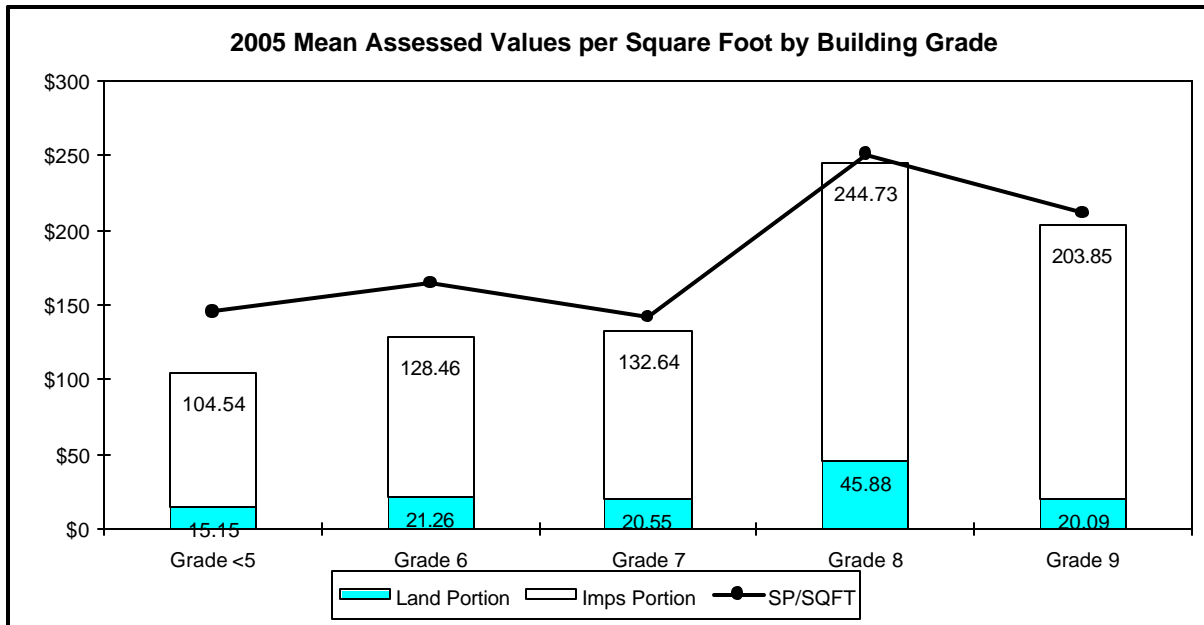
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. There was only one sale after 2000 so the results are not statistically significant. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values By Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 35 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 10% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x 1.10, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 67 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in sub-area 4 and Grade 7 homes in sub-area 1 have ratios (assessed value/sales price) lower than targeted assessment level and would receive upward adjustments less than the population.

The derived adjustment formula is:

2006 Total Value = 2005 Total Value / .8302786 + .1536524 (if Sub-area 4) + .1119028 (if Grade 7 and Sub-area 1)

The resulting total value is rounded down to the next \$1,000, *then*:

2006 Improvements Value = 2006 Total Value minus 2006 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * 1.077)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the new land value plus the previous improvement value is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2006 Total Value = 2006 Land Value + Previous Improvement Value * 1.077, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 90 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

20.44%

Sub-Area 4 **Yes**

% Adjustment -18.81%

Grade 7 in
Sub-Area 1 **Yes**

% Adjustment -14.30%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home in sub-area 4 would *approximately* receive a 1.63% upward adjustment (20.44% - 18.81%). 118 parcels or 41.8% of the population would receive this adjustment.

A grade 7 home would *approximately* receive a 6.14% upward adjustment (20.44% - 14.30%). 34 parcels or 12% of the population would receive this adjustment.

This model corrects for these strata differences.

46.1% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 90 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .98.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3	1	0.572	0.679	18.7%	N/A	N/A
4	5	0.755	0.906	20.0%	0.668	1.144
5	14	0.819	0.966	17.9%	0.853	1.079
6	13	0.795	0.954	20.0%	0.826	1.083
7	15	0.931	0.981	5.4%	0.887	1.076
8	18	0.982	1.002	2.1%	0.916	1.088
9	1	0.964	0.978	1.5%	N/A	N/A
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1960	2	0.594	0.711	19.7%	0.095	1.327
1961-1970	28	0.884	0.970	9.8%	0.897	1.043
1971-1980	19	0.979	1.049	7.2%	0.959	1.139
1981-1990	3	0.933	0.982	5.3%	0.792	1.172
1991-2000	14	0.884	0.926	4.8%	0.823	1.030
>2000	1	1.096	1.158	5.7%	N/A	N/A
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	1	0.572	0.679	18.7%	N/A	N/A
Average	46	0.921	0.983	6.8%	0.928	1.038
Good	16	0.868	0.957	10.2%	0.880	1.034
Very Good	4	0.990	1.068	7.9%	0.607	1.530
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	20	0.891	1.016	14.1%	0.917	1.115
1.5	34	0.896	0.957	6.8%	0.899	1.016
2	12	1.006	1.050	4.4%	0.955	1.146
3	1	0.636	0.646	1.6%	N/A	N/A
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	13	0.771	0.905	17.4%	0.797	1.013
0801-1000	15	0.804	0.905	12.4%	0.821	0.988
1001-1500	23	0.948	1.009	6.5%	0.935	1.084
1501-2000	12	0.971	1.017	4.7%	0.883	1.151
2001-2500	4	0.993	1.014	2.1%	0.659	1.369

Area 90 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .98.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	36	0.883	1.012	14.7%	0.945	1.079
Y	31	0.926	0.964	4.1%	0.903	1.025
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	49	0.959	1.026	6.9%	0.976	1.075
Y	18	0.801	0.875	9.3%	0.784	0.966
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	47	0.852	0.975	14.4%	0.918	1.032
4	20	0.971	0.986	1.5%	0.908	1.063
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<5001	8	0.865	1.017	17.6%	0.807	1.226
05001-10000	15	0.955	1.046	9.5%	0.963	1.129
10001-15000	24	0.932	0.977	4.8%	0.910	1.044
15001-30000	12	0.892	0.955	7.2%	0.819	1.092
>30000	8	0.822	0.911	10.7%	0.724	1.097

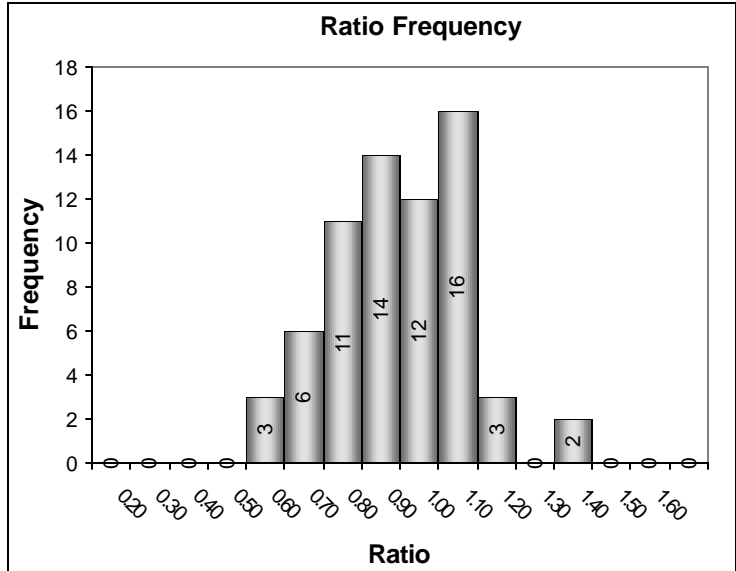
Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: NE/Team 3	Lien Date: 01/01/2005	Date of Report: 5/2/2006	Sales Dates: 1/2003 - 12/2005																				
Area Cascades	Appr ID: JPJE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																				
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Range</th><th>Frequency</th></tr></thead><tbody><tr><td>0.50-0.60</td><td>3</td></tr><tr><td>0.60-0.70</td><td>6</td></tr><tr><td>0.70-0.80</td><td>11</td></tr><tr><td>0.80-0.90</td><td>14</td></tr><tr><td>0.90-1.00</td><td>12</td></tr><tr><td>1.00-1.10</td><td>16</td></tr><tr><td>1.10-1.20</td><td>3</td></tr><tr><td>1.30-1.40</td><td>2</td></tr><tr><td>Other ranges</td><td>0</td></tr></tbody></table>		Ratio Range	Frequency	0.50-0.60	3	0.60-0.70	6	0.70-0.80	11	0.80-0.90	14	0.90-1.00	12	1.00-1.10	16	1.10-1.20	3	1.30-1.40	2	Other ranges	0
Ratio Range	Frequency																						
0.50-0.60	3																						
0.60-0.70	6																						
0.70-0.80	11																						
0.80-0.90	14																						
0.90-1.00	12																						
1.00-1.10	16																						
1.10-1.20	3																						
1.30-1.40	2																						
Other ranges	0																						
Sample size (n)	67																						
Mean Assessed Value	192,000																						
Mean Sales Price	210,800																						
Standard Deviation AV	111,171																						
Standard Deviation SP	110,496																						
ASSESSMENT LEVEL																							
Arithmetic Mean Ratio	0.900																						
Median Ratio	0.899																						
Weighted Mean Ratio	0.911																						
UNIFORMITY																							
Lowest ratio	0.506																						
Highest ratio:	1.336																						
Coefficient of Dispersion	16.26%																						
Standard Deviation	0.179																						
Coefficient of Variation	19.85%																						
Price Related Differential (PRD)	0.988																						
RELIABILITY																							
95% Confidence: Median																							
Lower limit	0.835																						
Upper limit	0.978																						
95% Confidence: Mean																							
Lower limit	0.857																						
Upper limit	0.942																						
SAMPLE SIZE EVALUATION																							
N (population size)	282																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.179																						
Recommended minimum:	50																						
Actual sample size:	67																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	34																						
# ratios above mean:	33																						
z:	0.122																						
Conclusion:	Normal*																						
*i.e. no evidence of non-normality																							

COMMENTS:

1 to 3 Unit Residences throughout area 90

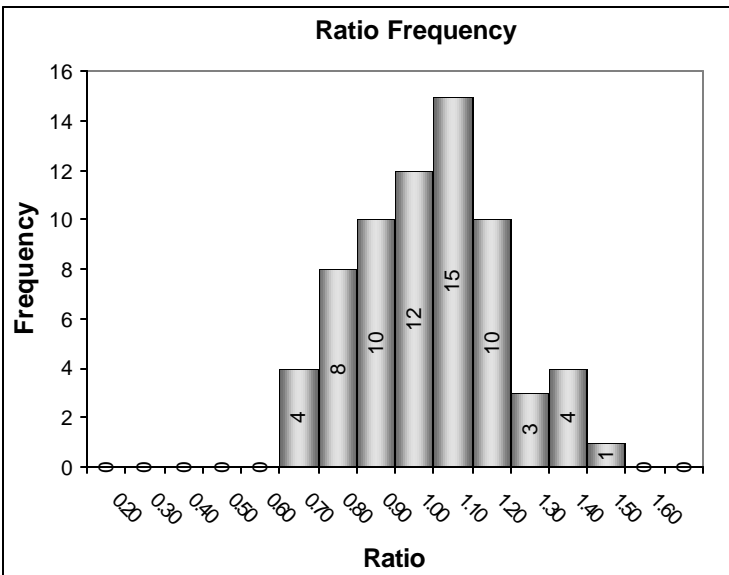


COMMENTS:

1 to 3 Unit Residences throughout area 90

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: NE/Team 3	Lien Date: 01/01/2006	Date of Report: 5/2/2006	Sales Dates: 1/2003 - 12/2005
Area Cascades	Appr ID: JPJE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		<div>Ratio Frequency</div>  <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.10. The y-axis is labeled 'Frequency' and ranges from 0 to 16 in increments of 2. The bars represent the following frequencies: 0.60-0.70: 4; 0.70-0.80: 8; 0.80-0.90: 10; 0.90-1.00: 12; 1.00-1.10: 15; 1.10-1.20: 10; 1.20-1.30: 3; 1.30-1.40: 4; 1.40-1.50: 1.</p>	
Sample size (n)	67		
Mean Assessed Value	206,600		
Mean Sales Price	210,800		
Standard Deviation AV	106,532		
Standard Deviation SP	110,496		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.997		
Median Ratio	1.000		
Weighted Mean Ratio	0.980		
UNIFORMITY			
Lowest ratio	0.608		
Highest ratio:	1.414		
Coefficient of Dispersion	14.76%		
Standard Deviation	0.185		
Coefficient of Variation	18.54%		
Price Related Differential (PRD)	1.017		
RELIABILITY		COMMENTS:	
95% Confidence: Median			
Lower limit	0.949		
Upper limit	1.056		
95% Confidence: Mean			
Lower limit	0.953		
Upper limit	1.041		
SAMPLE SIZE EVALUATION			
N (population size)	282		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.185		
Recommended minimum:	54		
Actual sample size:	67		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	32		
# ratios above mean:	35		
z:	0.367		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 90
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	112610	9026	5/10/04	\$79,500	590	0	3	1936	2	20039	N	Y	63610 NE INDEX CREEK RD
001	780660	0112	7/6/05	\$80,000	580	0	4	1967	3	2621	N	N	19016 641ST AV NE
001	272611	9027	10/21/05	\$131,500	640	0	4	1926	5	4550	N	N	72328 NE OLD CASCADE HW
001	262611	9064	12/14/04	\$101,000	730	0	4	1920	5	6098	N	N	NE OLD CASCADE HW
001	262611	9057	9/13/04	\$110,000	760	0	4	1917	5	6098	N	N	NE OLD CASCADE HW
001	734970	0320	9/23/04	\$100,500	910	0	4	1975	3	15785	N	N	64417 NE 182ND ST
001	150850	0155	5/2/03	\$105,000	500	0	5	1967	4	5670	N	N	19415 636TH AV NE
001	262611	9051	1/20/04	\$97,000	580	0	5	1926	4	5662	N	N	NE OLD CASCADE HW
001	734970	0140	6/15/04	\$165,000	700	0	5	1975	3	19125	Y	Y	17921 642ND AV NE
001	780660	0100	7/28/04	\$128,000	720	0	5	1958	4	5875	Y	Y	19003 640TH LN NE
001	734970	0010	7/28/05	\$187,000	790	0	5	1968	4	20475	Y	Y	18325 642ND AV NE
001	143750	0025	8/30/05	\$151,000	950	0	5	1980	3	30362	N	N	11857 TYE RIVER RD NE
001	150850	0040	7/15/04	\$133,900	1080	0	5	1967	3	10214	N	N	63614 NE 194TH PL
001	252611	9020	10/19/04	\$250,000	1090	0	5	1962	3	1E+06	Y	Y	74106 NE STEVENS PASS HW
001	292613	9034	10/16/03	\$145,000	1150	0	5	1975	3	8712	N	Y	88005 NE STEVENS PASS HW
001	292613	9035	11/9/04	\$99,000	1150	0	5	1930	4	4440	N	N	11902 876TH PL NE
001	262611	9050	4/18/05	\$108,000	1200	0	5	1925	4	3484	N	N	NE OLD CASCADE HW
001	262611	9028	3/30/04	\$129,000	1200	0	5	1910	4	3240	N	Y	RAILROAD AV
001	506130	0025	8/19/04	\$85,000	1260	0	5	1924	3	5000	N	N	REGINALD ST
001	734970	0080	6/29/04	\$168,000	640	0	6	1967	4	14250	Y	Y	18235 642ND AV NE
001	780560	0230	6/19/03	\$102,000	710	0	6	1997	3	13090	N	N	516 SKY LN
001	864940	0190	11/25/03	\$107,000	840	0	6	1983	3	8970	N	N	76217 NE 123RD ST
001	262611	9114	2/13/04	\$98,700	850	0	6	1972	3	7405	N	N	4TH ST
001	022610	9056	12/9/04	\$196,950	850	0	6	1994	3	5600	Y	Y	64005 NE INDEX CREEK RD
001	260860	0050	10/18/04	\$314,103	860	0	6	1963	3	38688	Y	Y	10043 FOSS RIVER PL NE
001	734980	0970	5/25/05	\$141,500	900	0	6	1980	3	11250	N	N	64634 NE 177TH ST
001	734980	0460	1/23/03	\$133,500	910	0	6	1980	3	10450	N	N	17904 646TH AV NE
001	864940	0770	8/29/05	\$150,000	960	0	6	1925	4	19100	N	N	75530 NE 122ND ST
001	734980	0920	9/12/05	\$169,000	960	0	6	1971	3	13750	N	N	64674 NE 177TH ST
001	262611	9058	3/10/03	\$117,000	1260	0	6	1998	3	4791	N	N	NE OLD CASCADE HW

Improved Sales Used in this Annual Update Analysis
Area 90
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	734980	0740	9/8/03	\$140,000	1410	0	6	1980	3	9707	N	N	64455 NE 180TH ST
001	780780	0780	4/27/04	\$129,000	1820	0	6	1943	4	10625	N	N	5TH ST
001	506230	0210	6/10/04	\$119,000	820	0	7	1972	4	5000	N	N	3RD ST
001	864940	1020	7/26/05	\$140,000	900	0	7	1994	3	9750	N	N	75830 NE 122ND ST
001	864940	0210	1/4/05	\$141,000	910	0	7	1997	3	10374	N	N	12207 763RD AV NE
001	302612	9020	4/16/03	\$200,000	1200	0	7	1966	3	27007	Y	Y	11616 FOSS RIVER RD NE
001	780560	0050	5/7/03	\$157,000	1210	0	7	1996	3	10400	N	N	532 SKY LN
001	734970	0210	10/6/04	\$142,100	1250	0	7	1996	3	18200	N	N	64214 NE 179TH ST
001	864940	0500	10/24/03	\$172,500	1320	0	7	1979	3	19020	Y	N	75702 NE 123RD ST
001	734980	0490	7/15/05	\$189,000	1410	0	7	1976	3	14350	N	N	18010 646TH AV NE
001	077410	0905	5/21/03	\$177,000	1510	0	7	2003	3	51000	N	N	12820 698TH AV SE
001	262611	9113	5/18/04	\$140,000	1610	400	7	1972	3	16250	N	N	702 NE OLD CASCADE HW
001	864940	0410	9/26/03	\$225,000	1620	0	7	1970	4	10152	Y	Y	75800 NE 123RD ST
001	864940	0410	10/15/05	\$317,000	1620	0	7	1970	4	10152	Y	Y	75800 NE 123RD ST
001	780560	0060	11/1/04	\$215,000	1780	0	7	1998	3	12936	N	N	534 SKY LN
001	252611	9010	4/6/04	\$245,000	2310	0	7	1985	4	191664	N	N	74714 NE STEVENS PASS HW
001	262611	9103	4/11/05	\$175,000	1740	0	8	1954	3	75794	N	N	NE OLD CASCADE HW
004	292309	9033	6/27/05	\$245,000	380	0	5	1963	3	65624	Y	Y	49432 SE 172ND ST
004	292309	9025	7/14/04	\$253,500	1060	530	7	1998	3	40195	Y	Y	49920 SE 172ND ST
004	019230	0360	12/14/04	\$314,000	910	620	8	1968	4	9621	Y	N	44 OBER STR
004	019230	0140	2/24/03	\$270,000	950	590	8	1971	3	13504	Y	Y	27 SAINT ANTON STR
004	019230	0920	9/13/05	\$330,000	1050	700	8	1975	3	14638	Y	N	5 ZURS STR
004	019230	1070	2/26/04	\$277,000	1060	670	8	1968	3	13441	Y	N	39 ALPENTAL STR
004	019230	0280	10/25/04	\$336,000	1090	0	8	1993	3	12253	Y	N	8 SAINT ANTON STR
004	019230	0230	10/11/05	\$410,000	1110	300	8	1969	3	11192	Y	N	3 SAINT ANTON STR
004	019230	0370	12/17/04	\$322,000	1160	670	8	1970	3	9853	Y	N	46 OBER STR
004	019230	0940	9/29/04	\$340,000	1260	0	8	1993	3	21788	Y	N	1 ZURS STR
004	019230	0210	10/2/03	\$325,000	1340	830	8	1979	3	9657	Y	N	7 SAINT ANTON STR
004	019230	0440	6/22/03	\$399,950	1480	570	8	1995	3	13552	Y	N	66 UNTER STR
004	019230	0390	10/21/04	\$304,520	1590	560	8	1968	3	9905	Y	N	50 OBER STR
004	019230	1080	6/27/05	\$380,000	1670	0	8	1988	3	25457	Y	N	41 ALPENTAL STR

Improved Sales Used in this Annual Update Analysis
Area 90
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	019230	1150	11/19/03	\$350,000	1760	880	8	1975	3	12457	Y	N	30 ALPENTAL STR
004	019230	0070	6/2/04	\$500,000	1780	640	8	1998	3	15564	Y	Y	13 OBER STR
004	019230	0420	7/20/04	\$340,000	1980	1080	8	1968	3	14970	Y	N	58 UNTER STR
004	019230	0400	3/22/04	\$499,950	2030	0	8	1993	3	13177	Y	N	52 OBER STR
004	019230	1000	8/25/03	\$325,000	2050	1000	8	1975	5	14804	Y	N	1 LECH STR
004	019230	0040	11/15/04	\$495,000	2340	1300	9	1971	4	11842	Y	Y	7 OBER STR

Improved Sales Removed from this Annual Update Analysis
Area 90
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	022610	9054	5/28/04	\$120,000	Obsol UnFinArea
001	022610	9058	3/4/03	\$72,500	DORRatio
001	022610	9090	12/8/03	\$520,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	077410	0290	2/3/03	\$33,950	STATEMENT TO DOR DORRatio
001	077410	0355	5/14/03	\$33,950	%Compl DORRatio
001	150850	0160	11/8/04	\$29,639	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
001	150850	0180	8/6/04	\$159,000	UnFinArea
001	262611	9025	4/13/05	\$265,000	ImpCount
001	262611	9113	5/16/03	\$100,500	EXEMPT FROM EXCISE TAX PrevLand<=25K DORRatio
001	272611	9027	3/15/05	\$76,000	IMP CHARACTERISTICS CHANGED AFTER SALE
001	292613	9044	9/23/04	\$40,000	DORRatio
001	292613	9060	3/24/04	\$47,000	UnFinArea PrevLand<=25K
001	292613	9061	12/9/05	\$59,000	QUIT CLAIM DEED UnFinArea PrevLand<=25K
001	302612	9030	12/30/03	\$150,000	%Compl
001	506130	0020	9/21/05	\$130,000	Obsol UnFinArea PrevLand<=25K
001	506130	0086	10/2/03	\$32,500	QUIT CLAIM DEED UnFinArea PrevLand<=25K DORRatio
001	780560	0150	10/22/03	\$50,000	ESTATE ADMIN; RELATED PARTY, DORRatio
001	780660	0110	8/24/05	\$56,000	DIAGNOSTIC OUTLIER
001	864940	0170	6/3/04	\$105,000	UnFinArea PrevLand<=25K
001	873270	0970	10/8/04	\$32,500	DIAGNOSTIC OUTLIER
004	019230	0180	11/4/03	\$57,500	DORRatio
004	019230	0460	9/30/04	\$565,000	BANKRUPTCY - RECEIVER OR TRUSTEE Obsol
004	019230	0460	7/26/04	\$285,898	EXEMPT FROM EXCISE TAX Obsol DORRatio
004	019230	0820	8/5/04	\$500,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX UnFinArea
004	019230	0820	8/5/04	\$490,000	PERSONAL PROPERTY INCLUDED; UnFinArea
004	092409	9001	5/15/03	\$175,374,063	TIMBER AND FOREST; MULTI-PARCEL SALE DORRatio

***Vacant Sales Used in this Annual Update Analysis
Area 90***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	022610	9049	5/13/04	\$70,050	201683	N	N
1	077310	0510	1/4/05	\$45,000	58370	N	N
1	077310	2105	11/20/04	\$35,000	176180	N	N
1	077410	0395	6/17/05	\$47,900	57400	N	N
1	077410	0465	12/8/03	\$38,950	54137	N	N
1	077410	1710	9/16/03	\$34,950	55206	N	N
1	077410	1750	10/22/04	\$45,000	73374	N	N
1	077410	1770	2/28/03	\$37,450	51000	N	N
1	112610	9072	2/14/03	\$45,000	227383	N	N
1	112610	9086	9/9/03	\$55,000	198633	N	Y
1	150850	0070	12/28/05	\$35,000	10943	N	N
1	150850	0080	10/11/05	\$25,000	10901	N	N
1	282611	9028	10/11/04	\$30,000	169884	N	N
1	282611	9031	12/21/05	\$59,950	53049	N	N
1	282611	9037	8/30/05	\$52,500	92617	N	N
1	282611	9041	9/4/03	\$39,950	104953	N	N
1	302612	9036	4/19/04	\$65,000	192970	N	N
1	322612	9012	6/1/04	\$35,000	148104	N	N
1	734980	0220	6/6/05	\$30,000	15750	Y	Y
1	734980	0790	10/7/04	\$25,000	9800	N	N
1	864940	0560	10/17/05	\$30,000	13050	N	N
1	864940	0570	9/26/03	\$25,500	13376	N	N
4	019230	0220	10/11/05	\$60,000	9271	Y	N
4	019230	0240	10/11/05	\$90,000	9141	Y	N
4	019230	0310	10/26/05	\$49,500	12208	Y	N
4	019230	0320	3/4/05	\$33,500	11705	Y	N
4	019230	0340	10/27/05	\$59,000	9246	Y	N
4	019230	0430	11/4/03	\$82,500	14240	Y	N
4	019230	0490	3/16/05	\$120,000	9495	Y	N
4	019230	0950	1/14/03	\$60,000	16649	Y	N
4	019230	0970	2/25/03	\$81,000	13414	Y	N
4	019230	1030	7/20/05	\$60,000	12646	Y	N
4	019230	1160	1/13/04	\$90,000	12457	Y	N
4	292309	9041	9/20/04	\$25,000	21900	Y	Y
4	332311	9024	4/16/04	\$110,000	67055	Y	N

***Vacant Sales Removed from this Annual Update Analysis
Area 90***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	022610	9058	2/12/04	\$85,000	DOR RATIO
1	282613	9015	8/12/04	\$150,000	CORPORATE SALE
4	019230	0200	1/2/03	\$50,000	DOR RATIO
4	212111	9001	9/8/03	\$57,115	TIMBER AND FOREST LAND;
4	302011	9002	3/15/04	\$1,995,000	GOVERNMENT AGENCY; TIMBER AND FOREST LAND;



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2006 Revaluation for 2007 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr